



General Assembly

February Session, 2000

***Amendment***

LCO No. 4494

Offered by:

REP. DAVIS, 50<sup>th</sup> Dist.

To: Subst. House Bill No. 5865

File No. 497

Cal. No. 394

***"An Act Concerning The Property Tax Status Of  
Historically Tax-Exempt Residential Housing  
Properties."***

1 After section 1 insert the following and renumber the remaining  
2 section accordingly:

3 "Sec. 2. Section 12-62 of the general statutes, as amended by section  
4 18 of public act 99-189, is amended by adding subsections (j) and (k) as  
5 follows:

6 (NEW) (j) (1) As used in this subsection: (A) "Coefficient of  
7 dispersion" means the average absolute deviation of sales to  
8 assessment ratios from the median sales to assessment ratio for  
9 residential property or nonresidential property expressed as a per cent  
10 of such measure and (B) "median assessment to sales ratio" means the  
11 middle ratio when ratios are arrayed in ascending or descending  
12 order.

13 (2) Notwithstanding the provisions of this section, a municipality  
14 may be exempt from performing its next scheduled revaluation if (A)

15 the total median assessment to sales ratio has not deviated more than  
16 six per cent from the ratio specified in section 12-62a, and (B) the  
17 coefficient of dispersion is equal to or less than (i) fifteen per cent for  
18 residential property, or (ii) twenty per cent in the case of all other  
19 property classes. Calculations pursuant to this section shall be based  
20 on sales during the most recent twelve-month period for which sales  
21 data is available.

22 (3) A municipality may submit a claim for an exemption from a  
23 revaluation in accordance with subsection (k) of this section.

24 (NEW) (k) (1) Any municipality that is exempt from a revaluation in  
25 accordance with subsection (j) of this section and that intends to claim  
26 such an exemption shall state such intent in writing to the Secretary of  
27 the Office of Policy and Management not later than April first of the  
28 calendar year preceding the assessment date for the scheduled  
29 revaluation. The statement of intent shall include such supporting  
30 information as required to demonstrate compliance with the standards  
31 described in subsection (j) of this section, including information  
32 concerning real estate sales in the twelve months prior to the request  
33 and statistical analyses of such sales.

34 (2) Not more than thirty days after receipt of the statement of intent  
35 of a municipality under subdivision (1) of this subsection, the Secretary  
36 of the Office of Policy and Management may reject the exemption if the  
37 municipality has not established eligibility under the standards  
38 provided in subsection (j) of this section.

39 (3) Any municipality that submitted a claim and is exempt from  
40 revaluation under subsection (j) of this section shall submit to the  
41 Secretary of the Office of Policy and Management, by April first of the  
42 calendar year following the scheduled revaluation from which it is  
43 exempt, documentation of compliance with the standards described in  
44 subsection (j) of this section, including information concerning real  
45 estate sales in the twelve months prior to the submission and statistical  
46 analyses of those sales. Not more than thirty days after receipt of such

47 documentation, the secretary shall determine if the municipality  
48 continues to be in compliance with such standards. If the secretary  
49 determines that the municipality is not in compliance, the secretary  
50 may order the municipality to perform a revaluation for October first  
51 of the following year."

52 In line 11, after "and" insert "section 1"